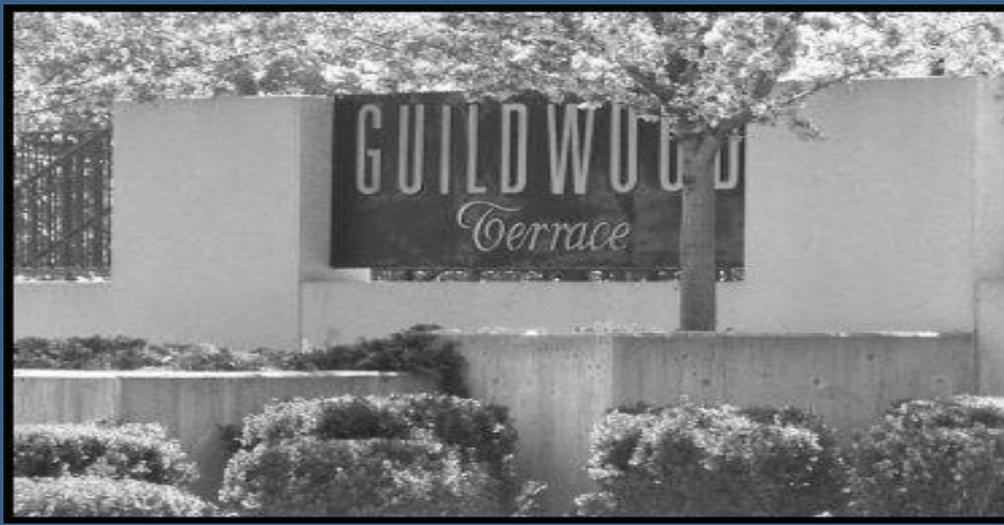


Guildwood Terrace Times



BOARD OF DIRECTORS

Bob Masich – President
Dolores Bertin – Vice President
Jennifer Barriage – Treasurer
Magdalena Tsakaloglou – Secretary
George Lau – Director

PROPERTY MANAGER

Carrie Cowton

Superintendents

Fernando – Building A
Tony – Building B

Office Open Hours

Monday – 11:00 – 5:00
Tuesday – 1:00 – 5:00
Wednesday – 1:00 – 7:00
Thursday – 9:00 – 1:00
Friday – 9:00 – 4:00

President's Message – Bob Masich

Welcome to our Spring 2018 newsletter. Inside you will find updates on various projects that have recently been completed, are in progress or will begin shortly. On behalf of the Board of Directors, I extend a warm welcome to all new residents to Guildwood Terrace. I hope you enjoy your new home and take advantage of the many amenities available to you.

I also wish to introduce and welcome Carrie Cowton as our new Property Manager to Guildwood Terrace. Carrie has extensive property management experience in the condo world and we look forward to her sharing her expertise and experience with us.

As many of you know there have been recent amendments to the Condominium Act. As we progress throughout the year you will notice changes to the types of updates, the frequency of updates and the forms we will be using as mandated by the amended Condominium Regulations. As with new forms, there will be a learning curve for all of us. We will work with you to implement these changes and make them as seamless as possible. Carrie will be instrumental in helping us work our way through this learning curve, so please feel free to contact the office with any questions you have.

Treasurer's Message

As Spring approaches in 2018, the Board of Directors and Property Management continue to closely monitor our financials and look for ways to decrease operating costs. As everyone is aware, major reserve fund projects are currently ongoing.

A major challenge to setting the 2018 budget was the minimum wage increase set by the Province to \$14 an hour. This impacts all of us, as many of our service providers were impacted, resulting in an increase in service costs. As a Board, we continue to renew contracts with our service providers negotiating minimal increases wherever possible. When we set the 2019 budget the Board will once again face the same challenge, as minimum wage will increase to \$15 an hour in 2019.

Overall, the Corporation ended the 2017 fiscal year with a surplus in its operating budget and the financial statements are currently being audited. More details will be provided by the auditors at the AGM on June 20, 2018. We look forward to seeing you all there.

Agreement to Receive Notices Electronically

The new Condominium Act requires additional information to be sent to owners. To be environmentally friendly and cost efficient, the Corporation would like to send information electronically. In order to do this we must have a completed **Agreement to Receive Notices Electronically** form filled out by everyone wanting this method of communication.

If you have previously filled out a form to receive electronic communication it is no longer valid. The approved Government of Ontario Form is the only acceptable form we can use. These forms are available at the Security Desk.



Projects

Completed:

- Re-lining of Domestic Hot Water Tanks
- Installation of new boilers in both buildings

In Progress:

- New Make-up air units in both buildings
- New Chillers and Cooling towers in both buildings

Planned for 2018:

- Repair of gates
- Repair of the 2 pillars at the front of our property
- Wall repairs in swimming pool
- Paint touch ups in common areas

Upcoming Service

- Garage Wash / Catch Basins / Drains – April 30 – May 2
- Fan Coil Service – planned for 3rd / 4th week of June

Guildwood Terrace Mechanical Update

The updates to our mechanical equipment is going as planned. Our new boilers that provide us with heat and hot water were successfully installed in both buildings A and B during November and December 2017. Our make-up-air (MUA's) units that supply fresh air to our hallways were delivered to both buildings A and B during February 2018. Below you will see a picture of the crane that was used to deliver these units. The MUA's are now up and running in both buildings. During the next couple of weeks the air flow will be fine-tuned to provide maximum comfort in our hallways.

The final piece of our mechanical update is the chillers and cooling towers for both buildings A and B. The chillers and cooling towers provide us with air conditioning for both our individual units and cooling in our hallways. This equipment is currently scheduled for delivery to us in mid-April in order to be installed prior to our summer cooling needs. In case you missed the MUA's being lifted to our roofs by crane, you'll get another chance when the chillers and cooling towers are delivered in mid-April. Watch the bulletin boards for updates as we get closer to the date.

This new equipment will provide us with more reliable service as well as allow us to take advantage of the energy saving features and technology of these new units. We thank all residents for their support and patience during this major equipment update.



Keeping Our Building and Property Clean



This is what we don't want to see on our property!

We have great Superintendents and Cleaning staff who all work hard to ensure our building and grounds look their best but we can all contribute to this effort.

- Garbage belongs in the garbage bins, down garbage chutes, or in the recycling area bins.
- Cigarettes butts should not be thrown off of balconies or deposited anywhere but in the receptacles provided
- Balconies should be kept clean and not used as a storage area. This could be a fire hazard

Reduce – Reuse – Recycle



It is never enough to stress conservation through the 3R's – Reduce, Reuse and Recycle. For the building, nearly 40% of total operating costs goes to utilities: electricity, heating, water and waste management. Help keep utility costs low by practicing the 3R's as often as you can. On a grand scale, your conservation action will also contribute to the environment for the good of our earth, for us and for our future generations. Here are some ways you can help.

- Use LED or CFL light bulbs – An LED light bulb can reduce electricity consumption by at least 80%, or \$10 per year, over a 60W incandescent. Take advantage of rebates from Toronto Hydro every April and October to make the switchover even more cost-effective.
- Install high-efficiency toilets – A new toilet can reduce water consumption by at least 50%, or \$50 per year, over an old one. Consider replacing your old toilets now.
- Separate organic waste – 75% of kitchen waste can be recycled as organic waste in the green bin. So are pet litter, diapers, paper packaging, small plants, soil and a few other items. Please recycle cooking oil in a capped jar, or in the provided container, beside the green bin.
- Recycle acceptable items only – Recycling is highly encouraged but at the same time make sure to recycle only items that are acceptable. When non-recyclable items are found in a blue bin during collection or random inspection, the entire bin will be treated as garbage and charged a fee. Everyone's recycle effort will be spoiled by one small mistake.
- Donate old clothing and household items – You not only divert items from garbage collection destined for dump site, but also give a helping hand to someone in need. Do the good deed: drop off gently used and functional items in the collection bins managed by the Canadian Diabetes Association.
- Keep window blinds or curtains closed – Use your window coverings wisely during hot summer days and cold winter nights. This will help maintain a comfortable temperature in

your unit and reduce demand on the building cooling and heating systems.

Never think not to do it because its effect is too small. Collectively, anything small will become more significant than you ever imagine. Please check with the management office to get more details of the above and other conservation efforts you can easily make.



Parking Garage Safety

- Drive slowly on the ramps and throughout the garage
- Use the mounted mirrors to look for other cars
- It is very important to prevent unauthorized visitors from entering our property. Our security company monitors the entrances to the garage but it is everyone's responsibility to report to security if they see anything unusual.
- A friendly reminder that the garage doors are entering and exiting points for cars. Pedestrians who are using these doors are doing so at their own risk.

Parking Garage Rules

- Items are not to be stored in Parking Spaces. Please clean out your parking spaces by removing all stored items. This is especially important prior to the garage power washing in April/May.
- All vehicles must be licensed and in working order to be parked in the underground garage.



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Reminders!

AGM
Annual General Meeting

**June 20, 2018
at 7:00 pm in
the Party
Room**

**Monthly Common
Element Fire Alarm
Testing**

The last Monday of
each month

**Monthly Generator
Testing**

The 3rd Wednesday of
the month

**Swimming Pool
Cleaning**

Every Wednesday
morning



Dog Owners Guide to Condo Etiquette

Living in a condominium environment with a dog is very different from a house environment. As dog owners we have to ensure that our dogs and neighbours can live harmoniously together. When dog owners are not responsible, respectful and courteous, they make life unpleasant for everyone, fellow dog owners and non-dog owners alike. Below are some useful tips to ensure everyone is happy with our dogs!

- Always carry bags (include extras!) and pick up after your dog. This is the number one complaint regarding dog owners in urban settings. Remember that in addition to being extremely unpleasant, dog waste also carries parasites and disease, and can easily be tracked into the building via shoes and paws.
- Only allow your dog to urinate or defecate in designated areas. In particular, do not allow your dog to urinate on the pillars or posts of the building itself, especially at entrances/exits. It's unsightly and foul-smelling. It also encourages all of the dogs that come after yours to do the same. Same goes for urinating on landscaped areas with flowers.
- Keep your dog on a leash and under control at all times while on the property. Keep your dog on a short leash in lobbies, hallways and in elevators. We love our dogs but many of our neighbours are fearful or uncomfortable around dogs, have allergies, or possibly have reactive dogs of their own who need their space. This is also a safety precaution both for your dog and other residents. In elevators, respect everyone's personal space and have your dog sit quietly by your feet.

Source: <http://torontodogwalkers.org/blog/news/condodog/>

Recipe

Charcuterie Board



A charcuterie board most often consists of a variety of meats and cheeses and often fruit or nuts; essentially **a meat and cheese board!** It is an easy appetizer or a snack for guests, no cooking involved!

Suggested Ingredients:

Meat – prosciutto, parmesan salami, ham, chicken

Cheese – Brie, cheddar, garlic cream cheese

Fruit & Nuts - both dried and fresh fruit will add gorgeous color;

grapes, strawberries and melon
Dips and Condiments - small bowls filled with dill pickles, olives, jellies, mustards and dips such as tzatziki, humus, red pepper

Breads and Crackers – any kind

Arrange all ingredients artfully on a wooden board. Go online to see various arrangements.

ENJOY!!!!

EUCHRE

Join us every Tuesday evening at 7:15 pm in the Party Room for Euchre.

BINGO!

Come join the fun every Thursday evening at 7:30 pm in the Party Room for BINGO.